

Town Moderator Richard (Dick) Downey

presiding over 2020 Special Town Meeting, October 3, 2020

1:00 pm at 5 Mill & Main

Board of Selectmen

Justine St. John, Chair

Jeffrey Swanberg, Clerk

David Gavin

Chris DiSilva

Armand Diarbekirian

Finance Committee

Ken Estabrook, Chair

Jillian Prendergast

Elliot Bruce

Tom Black

Kelly Kane

Alannah Gustavson

Peter Campbell

School Committee

Lydia Clancy, Chair

Mary Brannelly

Natasha Rivera

Bethlynn Houlihan

Jessica Clark

Town Administrator

Gregory W. Johnson

Town Clerk

Michelle Jenkins





Town Report Acceptance

MOTION:

**To approve Article 1, as printed in the Warrant,
except the words "to do or act thereon."**

PURPOSE:

This is a procedural article to accept reports from various Town committees. The town's Master Plan is the specific report proposed for acceptance at this Special Town Meeting.



Amend By-law, Chapter 34: Stormwater Management

MOTION:

**Move to approve Article 2 as printed in the warrant,
except the words “to do or act thereon”.**

PURPOSE:

The majority of the proposed changes are requirements of the federal Municipal Separate Storm Sewer System (MS4) permit. In 2018, a new MS4 Permit came into effect and along with it several new requirements for activities and policies that Maynard must implement to reduce Stormwater pollution.



Amend By-Law Chapter 15 Section 5: Re-writing Section

MOTION:

**Move to approve Article 3 as printed in the warrant,
except the words “to do or act thereon”.**

PURPOSE:

This change will end the separation of By-law fines from the originating By-law. This previous practice lead to confusion when fines were changed in other By-laws but not also updated in Chapter 15 and vice-versa. It also required a cross reference with Chapter 15 when dealing with other By-laws. Now the pertinent information will be contained in the given By-law.



Replace By-Law Chapter 27: Alarm Systems, and Create New Chapter 27: Alarm Video

MOTION:

**Move to approve Article 4 as printed in the warrant,
except the words “to do or act thereon”.**

PURPOSE:

As technology and processes have changed and the By-law has been updated to reflect those changes. The By-law Committee has worked with the Chief of Police and at his request included a section on video security systems on commercial property so the Police Department can be aware of the location of those systems.



Amend By-Law Chapter 24: Dog Owner's Responsibility

MOTION:

**Move to approve Article 5 as printed in the warrant,
except the words “to do or act thereon”.**

PURPOSE:

The updates to this By-law are to clarify the licensing and fee requirements for owners 70 years and older and for owners of service animals. This also required a clarification of the definition of a service animal according to the Americans with Disabilities Act. There are also updates to the fines for Leash Law violations.



Amend By-Law Chapter 21: Nuisances

MOTION:

Move to approve Article 6 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

This update is a complete overhaul of Chapter 21. The main changes are a reorganizing of the sections to group the sections by similar topic as best we could and listing a specific fine for a given By-law violation rather than a wide range such as \$5 to \$300 dollars. The subsection of the operation of bicycles has been updated to reflect current state law and bicycle accessories. The section on Blight has been deleted, having been superseded by the adoption of Chapter 41 Minimum Property Standards of Commercial and Industrial Properties at the Special Town Meeting Oct 28, 2019.



Home Rule Petition – Special Legislation

To add a Liquor License

For Art's Specialties, 25 Nason Street

MOTION:

Move to approve Article 7 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

The state legislature issues liquor licenses to municipalities, primarily based on a ratio of population. The legislature must be petitioned for additional licenses. Passage of this article would allow authorize the Board of Selectmen to seek an additional license for the sale of all alcoholic beverages to be drunk off the premises for Art's Specialties, located at 25 Nason Street.



Emergency Rental Assistance Program (ERAP) Funding

MOTION:

Move to approve Article 8 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Passage of this article would appropriate \$75,000 by transfer from the Community Preservation Committee’s budgeted reserve fund to the Maynard Affordable Housing Trust’s fund for use in providing rental assistance to members of the Maynard community who have been affected by the pandemic.



Amend the Town General Fund Budget Article # 9 For Fiscal Year 21

MOTION:

**Move to adjust the FY2021 General Town Budget,
as approved in Article 13 of the Annual Town Meeting, as follows:**

	<u>Amount (Subtracted)</u>	<u>Total Budget</u>
General Government	\$(54,048.00)	\$3,258,584.00
Public Safety	\$(50,000.00)	\$5,048,744.00
Education - Maynard	\$(265,422.00)	\$20,027,338.00
Education - Assabet	-	\$1,256,568.00
Public Works	\$(26,400.00)	\$2,108,689.00
Culture and Recreation	\$(3,500.00)	\$587,344.00
Debt Service	\$(69,444.00)	\$3,383,343.00
Reserve Fund	-	\$250,000.00
Employee Benefits	<u>\$(40,000.00)</u>	<u>\$8,546,411.00</u>
Total General Fund Expenses	\$(508,814.00)	\$44,467,021.00

PURPOSE:

Reductions to the FY2021 Budget are necessary due to projections of decreased revenue from local receipts (i.e. Meals Tax, Excise Tax), increased expenses (i.e. state assessments), and the rescheduling of bonds and debt payments.

October 03, 2020

Secret - Majority, VOTE



Acceptance of Keene Avenue

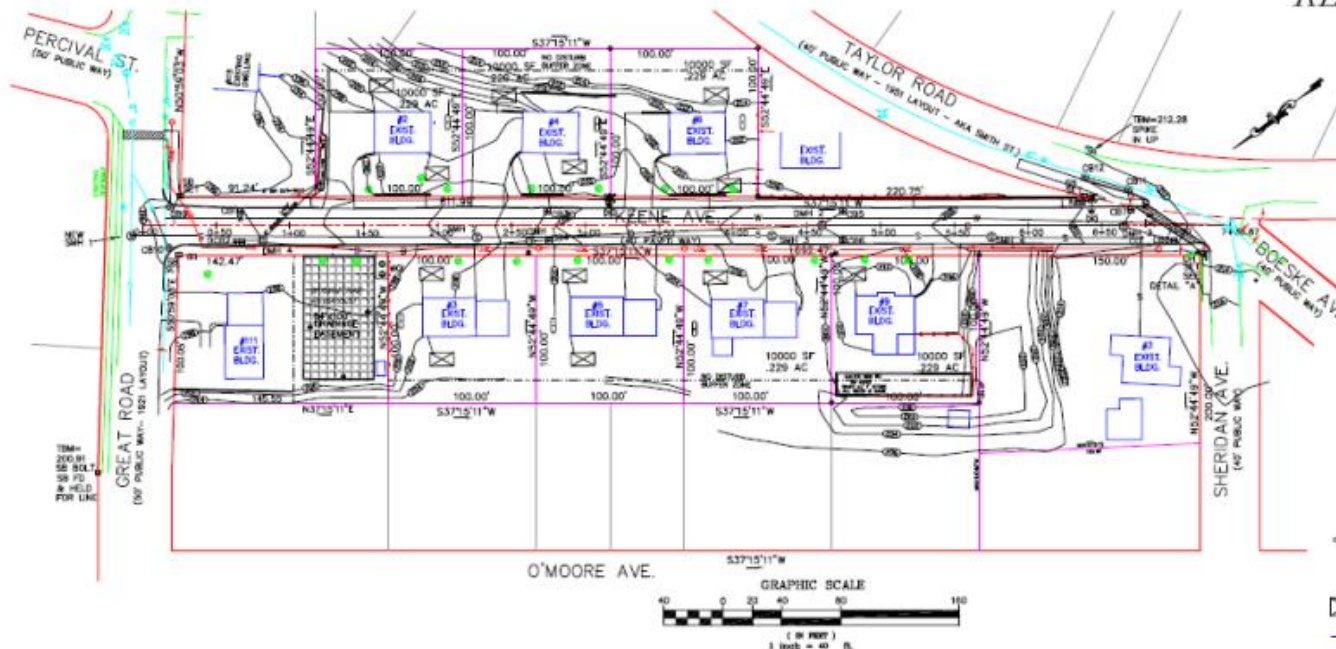
MOTION:

Move to approve Article 10 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Passage of this article would (a) accept Keene Avenue as a public way, (b) authorize the Board of Selectmen to acquire land necessary for laying out and acceptance of Keene Avenue, and (c) authorize Town boards, committees, and personnel to take actions needed to finalize this acceptance. There is no projected cost to the Town, as this road is in a new development.

AS-BUILT & STREET ACCEPTANCE PLAN KEENE AVENUE SUBDIVISION KEENE AVE., MAYNARD, MA



REFERENCES:

- TOWN OF MAYNARD GED
- TOWN OF MAYNARD ADDRESS MAP 19
- 2000 ROAD 6072 PAGE 100 MORD
- 2000 ROAD 6072 PAGE 11 MORD
- PLAN BOOK 100 PLAN 25 MORD
- LAND EXIST PLAN BOOK 100 PAGE 40 MORD
- 1981 LAYOUT OF GREAT ROAD PLAN 1000 MORD
- 1981 LAYOUT OF TAYLOR ROAD PLAN 1000 MORD
- 2000 MAP PHOTOGRAPHIC DATED 4 JUNE 2000
- 2000 ROAD 4049 PAGE 501 MORD
- 2000 AVE. SUBDIVISION PLAN PLAN BOOK 100 OF 100 MORD
- 2000 ROAD 700 OF 1000 MORD

APPROVAL UNDER THE SUBDIVISION CONTROL ACT
PLANNING BOARD APPROVAL
DATE: _____

LEGEND

- MONUMENT FOUND
- PROPOSED TREE
- EXISTING FIRE HYDRANT
- NEW VERTICAL GRANITE CURB
- LIGHT POST
- STONEWALL
- UTILITY POLE
- WATER VALVE
- QUARTER CHAMBER
- SEWER
- WATERLINE
- CATCHBASIN
- SEWER MANHOLE
- SEWER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- DRAINAGE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- FENCE
- NO DISTURBANCE ZONE
- WATER QUALITY INLET
- CONCRETE WALL
- TREE/DRUSH LINE
- PROPANE TANK
- IRON PIN SET
- DRILL HOLE SET

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED
IN ACCORDANCE WITH THE RULES AND REGULATIONS OF
THE REGISTERED OF DEEDS.



David M. Merrill

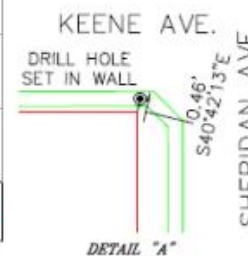
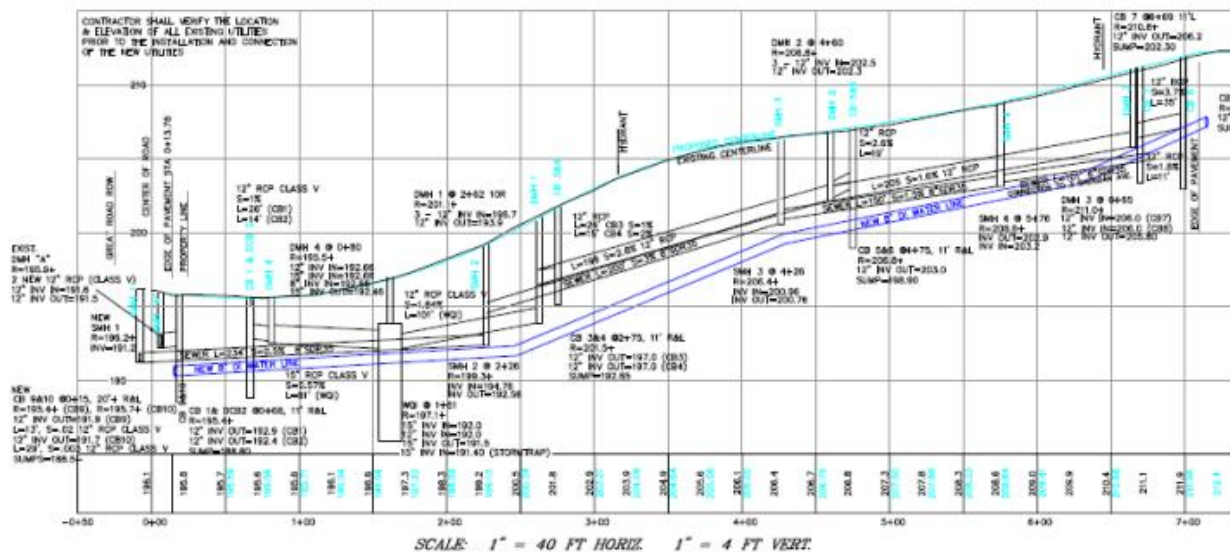
DATE: 18 DEC. 2016

PREPARED FOR

BERGLUND HOMES
20 ATLANTIC AVE.
WOBURN, MA

PREPARED BY:

H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
HSTAR@ATT.NET



SCALE: 1" = 40 FT HORIZ. 1" = 4 FT VERT.



Amend Zoning By-Law Section 2: Open Space – Coolidge School

MOTION:

Move to approve Article 11 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Passage of this article would rezone from General Residence to Open Space a parcel of Town-owned land—specifically, the portion of the Coolidge School property being retained by the Town after the sale of the Coolidge School—for the purpose of preserving the sledding hill, ball field, playground, and other recreational facilities.

Coolidge School Rezoning to "Open Space"

TOWN OF MAYNARD
SCHOOL DEPARTMENT
195 MAIN STREET
MAYNARD, MA

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 3170 PAGE 254
PLAN BOOK 145 PLAN 45

GR

- 1) THIS PLAN IS BASED ON THE REFERENCED PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.
- 2) ENDORSEMENT BY THE PLANNING BOARD OF THE TOWN OF MAYNARD DOES NOT IN AND OF ITSELF INDICATE THAT THE LOTS BEING CREATED ARE NECESSARILY BUILDABLE LOTS.

DATE _____

DATE 1-27-2017

 REGISTERED PROFESSIONAL LAND SURVEYOR

(5605ANR2.dwg) 12 Bancroft Street SM-5605





Amend Zoning By-Law Section 9.4 numbering

MOTION:

Move to approve Article 12 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

This section was incorrectly numbered, resulting in a jump from Section 9.4.9 to 9.4.10. This amendment will correct the numbering discrepancy.



Amend Zoning By-Laws to Add Definition: For Profit Education Institution

MOTION:

Move to approve Article 13 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Currently, there is no definition for “For-Profit, Education Institution” in the Zoning By-laws. Adding the definition further clarifies the use, and the distinction between for-profit and non-profit educational institution.



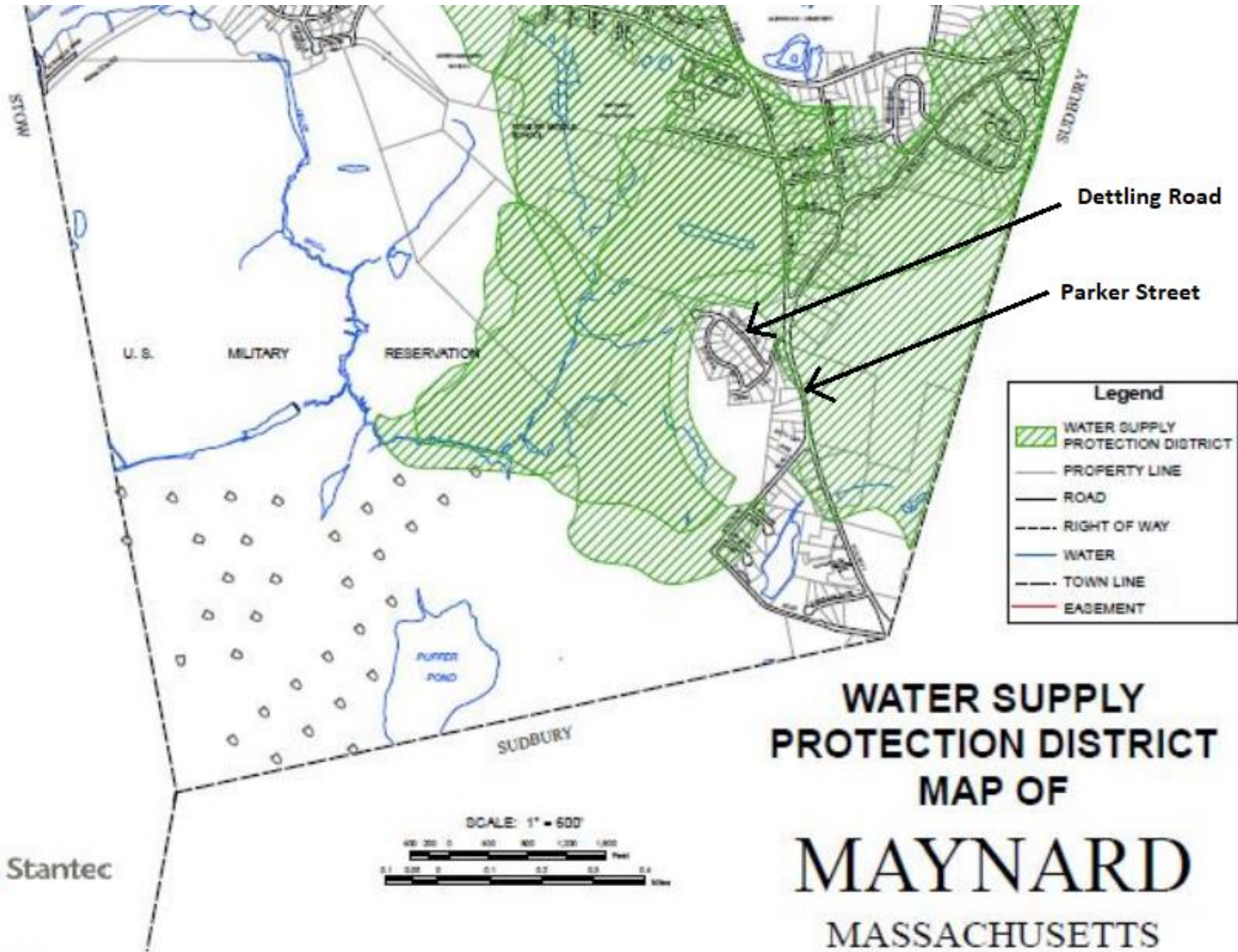
Water Supply Protection District Map

MOTION:

Move to approve Article 14 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

The Water Supply Protection District Map denotes a protection zone for town water sources. The protection district also extends protection to adjacent town water sources. The map is being replaced/amended to include the protected area associated with a newwell source, Well 4A, which is located off of Dettling Road.



11 PLASANT STREET, LITTLETON, MA 02461

NOTES

THIS MAP IS BASED ON THE TOWN OF MAYNARD PROPERTY MAPS.

JULY, 2020



Leasing Authorization through General Fund Appropriation for Public Works Capital

MOTION:

Move to approve Article 15 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Passage of this article would authorize the Board of Selectmen to (a) enter into an agreement for the lease and purchase of Toro Ground-Master Mower over a period of three years and (b) spend \$24,156.44 for the first year of the lease. The addition of upgraded athletic fields, and the expectation to maintain the fields at a level above the current practice makes this equipment vital to increasing the amount of cutting required to meet these levels.



Transfer from Capital Stabilization

MOTION:

Move to approve Article 16 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Passage of this article would transfer \$117,000.00 from the Capital Stabilization Fund, to be spent on a police cruiser (\$45,000.00) and District-Wide Wi-Fi upgrades for the Maynard Public Schools (\$72,000.00). There would be no tax impact from this action; however, the Capital Stabilization Fund (one of the Town’s “savings accounts”) would be reduced from \$699,633 to \$582,633.



Debt Exclusion Appropriation for Borrowing Authorization – Fire Station

MOTION:

Move to approve Article 17 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Approval of this article completes the final phase of a multi-year endeavor to replace the 1954 fire station. The town already purchased land on Sudbury Street for the sole purpose of the construction of a new fire station, and a design of the station was appropriated for at the 2018 Annual Town Meeting. A debt exclusion scheme to raise \$16M also requires an accompanying election's ballot measure.



Transfer from General Stabilization – Green Meadow School Facility Feasibility Study

MOTION:

Move to approve Article 18 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Passage of this article would transfer \$1,000,000.00 from General Stabilization Fund, to be used by the School Building Committee for a feasibility study to inform Town Meeting voters and Town officials regarding options for a possible replacement for the Green Meadow Elementary School.



Taking for Florida Road Bridge Construction

MOTION:

Move to approve Article 19 as printed in warrant, except the words, “to do or act thereon”.

PURPOSE:

Passage of this article would (a) authorize the Board of Selectmen to purchase, acquire, or take by eminent domain permanent and temporary easements necessary to re-construct the Florida Rd. bridge (a project being funded by the Massachusetts Department of Transportation) and (b) transfers \$280,000.00 from Capital Stabilization Fund for the land acquisition and improvements that are necessary to construct the bridge (such as water line work and water valve and gate replacement), but not covered by the state funding.